

June 22, 2020

Darien Town Hall  
Environmental Protection Commission  
2 Renshaw Road  
Darien, CT 06820

**RE: Application to Conduct Regulated Activity  
Proposed 7-Eleven  
306 Boston Post Road**

Dear Members of the Commission:

On behalf of the applicant, 7-Eleven Inc., Bohler is submitting an "Application for permission to conduct a regulated activity within an inland wetland or watercourse area in the Town of Darien" to the Environmental Protection Commission (EPC) for the redevelopment of the existing "Duchess" restaurant at 306 Boston Post Road (Route 1).

The subject site is comprised of a developed parcel totaling 1.04± acres of land located on the southeastern side of Boston Post Road near the on ramp to Interstate 95. The parcel is further identified as Map #56, Lot #9 on the Town of Darien's Assessor's Maps. The site currently contains an existing "Duchess" restaurant and drive-through and associated paved parking and landscaping areas.

This project proposes to raze the existing "Duchess" restaurant and associated site features and paved parking areas. Proposed development includes the construction of a new 4,050 sf freestanding "7-Eleven" convenience store and self-service gasoline station along with new paved parking areas, landscaping, storm water management components and associated utilities.

Enclosed with this application is a Wetlands/Watercourses Delineation Report prepared by Davison Environmental. Davison Environmental found that there are no wetlands or watercourses present on the property. Please refer to the report for additional information and a map of the site. Also included as part of this submission is a comprehensive stormwater evaluation for the redevelopment of the property.

Should you have any further question or comments, please do not hesitate to contact Bohler at 508-480-9900. We anticipate being included on the soonest possible meeting agenda and would appreciate any assistance.

Sincerely,



James A Bernardino, PE

Cc:  
7-Eleven Inc  
EBI Consulting  
HURWITZ SAGARIN SLOSSBERG & KNUFF, LLC

**TOWN OF DARIEN  
ENVIRONMENTAL PROTECTION COMMISSION**

Darien Town Hall  
2 Renshaw Road  
Darien, CT 06820

**APPLICATION FOR PERMISSION TO CONDUCT A  
REGULATED ACTIVITY WITHIN AN INLAND WETLAND  
OR WATERCOURSE AREA IN THE TOWN OF DARIEN**

All applicants must complete this application form for preliminary review. The Commission will then notify the applicant of any additional information that may be required and will schedule a Public Hearing, if necessary. In addition to the information supplied below, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of this proposal.

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1. Name of Applicant's Representative Bohler Engineering  
Address 352 Turnpike Road, Southborough, MA 01772  
Telephone: Home # (508) 480-9900 Business # \_\_\_\_\_  
E-mail: jbernardino@bohlereng.com (required to receive correspondence via e-mail)

2. Name of Applicant 7-Eleven Inc.  
Address 3200 Hackberry Road, Irving, TX 75063  
Telephone: Home # 3200 Hackberry Road Business # (857) 225-6757  
E-mail: dorothy.fleishman@7-11.com (required to receive correspondence via e-mail)

3. Applicant's interest in the property  
       Owner           Lessee           Lessor    ☒ Contract Purchaser           Other  
*If applicant is not the property owner, written consent from property owner should be attached.*

4. Name of Property Owner (if not applicant) n/f Duchess Family Restaurant of Darien, Inc. c/o Atty Jack Samowitz  
Address 306 Boston Post Road, Darien, CT 06820  
Telephone: Home # N/A Business # c/o Bohler 508-480-9900  
E-mail: c/o Bohler jbernardino@bohlereng.com

5. Geographical location of the property:

a) Property Address 306 Boston Post Road, Darien, CT 06820

b) Assessor's Map #: 32 Lot #: 9

6. Purpose and description of activity for which authorization is requested.

a) Proposed activity will involve the following within a regulated area (check below):

<u>      </u> alteration	<u>      </u> construction
<u>      </u> pollution	<u>      </u> removal of material
<input checked="" type="checkbox"/> deposition of material	
<u>      </u> other (describe): <u>      </u>	<u>      </u> off site drainage conveyance channel

- b) Attach a general description of the proposal and identification of each regulated activity for which a permit is sought.
- c) Attach a scaled and dimensioned map and sketch showing location of proposed activity on property and include the wetland boundary line as shown on the Inland Wetlands and Watercourses Map for the Town of Darien at the Planning and Zoning Office.
- d) Please submit the following detailed plan of the proposal:
1. Wetland boundary must be shown on the applicant's map. In some cases, a request may be made to have a qualified soil scientist stake the wetland boundary on the site prior to the Environmental Protection Commission's site visit. The stakes are to be numbered in the field and, correspondingly, on the map.
  2. Cross sections of proposed structures and regrading.
  3. Measurements from fixed markers (house, utility poles, major trees) to proposed activity (structure, areas of filling, regrading, riprap, etc.).
  4. The position of all trees over 12 inches in diameter, and all trees of any size to be removed.
- e) Construction plan (narrative) describing the methods to be used including, equipment type, equipment accessways, the materials to be used (wood, stone, concrete, etc.) and the construction sequence.
- f) Detailed surface runoff, sedimentation and erosion control plans (narrative and graphic) explaining the surface runoff, sedimentation and erosion controls to be used and their location.
- g) Purpose of the proposed activity (i.e., addition to existing dwelling, new business, etc.):  
Raze existing building and construct new 7-Eleven convenience store and refueling station  
with associated parking, utilities, landscaping, and stormwater best management practices.  
\_\_\_\_\_  
\_\_\_\_\_
7. Names and addresses of adjacent property owners (attach separate sheet). In the case of a Public Hearing, property owners within 100 feet must be notified not less than ten (10) nor more than twenty (20) days prior to the scheduled Public Hearing.
8. Size of property: 45,434 SF (1.043 acres) (square feet) (acres).
9. Size of disturbance in regulated area (within the wetlands or watercourse):  
0.0 (square feet) (acres).
10. Size of disturbance in upland review area 0.0 (square feet) (acres)

11. The property to be affected by the proposed activity contains a:

☐ swamp ☐ marsh ☐ bog  
☐ lake or pond ☐ floodplain ☐ watercourse  
☒ other regulated area (describe) no regulated areas located onsite

12. Have alternatives been investigated? Explain:

n/a

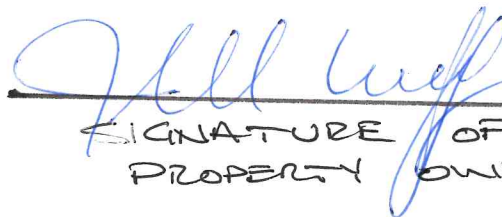
In accordance with Section 22a-42c of the State Statutes, as amended, if the property lies within five hundred feet of the boundary of an adjacent municipality, the applicant shall give written notice to the adjacent municipality of the application by certified mail, return receipt requested, on the same day that the application is filed with the EPC in Darien.

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Environmental Protection Commission, at reasonable times, both before and after, if a permit has been granted by the Commission.

The undersigned swears that the information supplied in the completed application is accurate, to the best of his knowledge and belief.

\_\_\_\_\_  
*Date Application Filed*

\_\_\_\_\_  
*Signature of Applicant*

  
\_\_\_\_\_  
SIGNATURE OF  
PROPERTY OWNER

JOHN W. KNUFF

DULY AUTHORIZED

Last Updated: August 2016

Winword/EPC/Application 2016 revision



## AUTHORIZATION

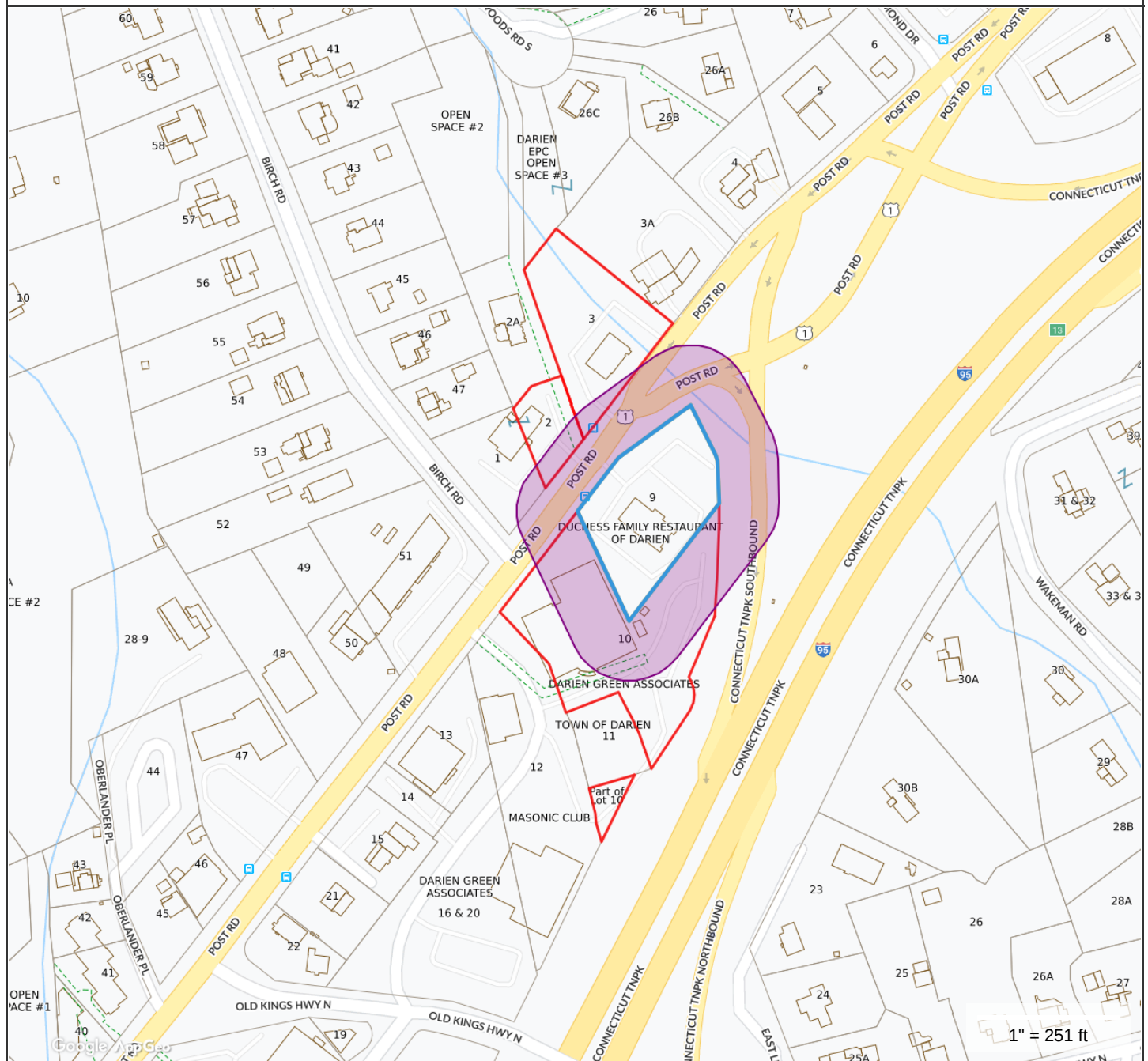
DUCHESS FAMILY RESTAURANT OF DARIEN, INC., does hereby grant to Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 Broad Street, Milford, Connecticut 06460, authorization, on its behalf, to file, execute, and submit any and all necessary land use applications to the Town of Darien, including but not limited to applications to the Darien Environmental Protection Commission and/or the Darien Planning & Zoning Commission, in connection with the property located at 306 Boston Post Road, Darien, Connecticut.

DUCHESS FAMILY RESTAURANT  
OF DARIEN, INC.



By: MICHAEL BERKOWITZ

## Abutter Map



## Property Information

**Property ID** 04413  
**Location** 306 BOSTON POST ROAD  
**Owner** DUCHESS FAMILY RESTAURANT OF DARIEN INC



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Darien, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2019  
Data updated 8/1/2019

BDQ LLC  
42-08 BELL BOULEVARD  
BAYSIDE, NY 11361

GRUSS/LESSER PROPERTIES LLC C/O SIDRA  
GRUSS  
6557 LAS FLORES DRIVE  
BOCA RATON, FL 33433

MASONIC CLUB OF DARIEN INC C/O 320 BPR  
HOLDINGS  
320 BOSTON POST ROAD SUITE 110  
DARIEN, CT 06820